

CITY COUNCIL, CITY OF LODI
 TOKAY HIGH SCHOOL CAFETERIA
 1111 West Century Boulevard
 Lodi, California
 December 13, 1978

An adjourned regular meeting of the City Council of the City of Lodi was held at 8:00 p.m. on Wednesday, December 13, 1978 at 8:00 p.m.

ROLL CALL

Present: Councilmen - Hughes, Katzakian,
 McCarty and
 Pinkerton (Mayor)

Absent: Councilmen - Katnich

Also City Manager Glaves, Assistant
 Present: City Manager Glenn, Community
 Development Director Schroeder,
 Public Works Director Ronsko,
 City Attorney Mullen, and City
 Clerk Reimche.

INVOCATION

The invocation was given by Mayor James W. Pinkerton, Jr.

PLEDGE

Mayor Pinkerton led the Pledge of Allegiance to the flag.

COUNCIL
 AUTHORIZES
 RECRUITMENT
 FOR TWO SEWER
 PLANT OPERATORS

Because of the forthcoming retirement of two City Sewer Plant Operators, City Manager Glaves requested Council authorization to commence immediate recruiting to fill these positions.

Council discussion followed with questions being directed to Staff.

On motion of Councilman Katzakian, Hughes second, Council authorized the recruitment to fill two City Sewer Plant Operator positions.

PUBLIC HEARINGS
 TO CONSIDER CITY
 PLANNING COMMISSION'S
 RECOMMENDATION
 CONCERNING
 THE AREA ALONG N.
 CLUFF AVE., N. OF
 E. LOCKEFORD
 STREET

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Pinkerton called for the Public Hearing to consider the City Planning Commission's recommendations concerning the area along North Cluff Avenue, north of East Lockeford Street as follows:

1. that the City Council certify as adequate the Final Environmental Impact Report of the Sanitary City Addition which covers

PUBLIC HEARING
RE NORTH CLUFF
AVE. (Cont'd.)

- a) General Plan Amendments which modify the Industrial phasing and establishes a land use pattern; b) a rezoning to industrial classifications; and c) an Annexation for the area along both sides of North Cluff Avenue, north of Lockeford Street.
2. that the Land Use Element of the Lodi General Plan be modified along both sides of North Cluff Avenue, north of Lockeford Street in the following manner:
 - a) that the development phasing be amended from Phase 5 to Phase 1 with the requirement that the property owners pay the cost of all utility extensions and related improvements; and
 - b) that the area adjacent to Casa de Lodi Mobile-home Park and along the future extension of East Turner Road to North Cluff Avenue be designated light industrial; the remaining area west of North Cluff Avenue be designated medium industrial and the area east of North Cluff Avenue be designated heavy industrial.
 3. that the City Council prezone the County area along both sides of North Cluff Avenue north of East Lockeford Street to M-2, Heavy Industrial; M-1, Light Industrial, and C-M, Commercial, Light Industrial.
 4. that the City Council direct the Site Plan and Architectural Review Committee to review all projects in the C-M, Commercial-Light Industrial area which are within 100 feet of the Casa de Lodi Mobilehome Park.

Following an inquiry by Mayor Pinkerton, City Attorney Mullen ruled that the entire matter could be considered at one time, but that each item would have to be acted upon individually.

Mayor Pinkerton then called for testimony from the proponents of the matter with the following persons addressing the Council on the subject:

- a) Mr. Harold Baker, 217 W. Elm Street, representing the Claude C. Wood Company. Mr. Baker indicated that the Claude C. Wood Company had moved to their present location in 1938 and then gave a brief synopsis of the expansion of the Company at that site since that time.

Mr. Baker concluded his remarks by stating that the property owners are still requesting that the subject area be rezoned M-2 and not as recommended by the Planning Commission and further that the property owners would agree to sell 50' of the west side of the property adjoining the back of the mobile home park for a buffer zone and to add an additional 50' for the buffer zone.

- b) Mr. Ben Schaffer, 600 Connie Street, Lodi stated that he was on the City Council when the phasing plan was originated and that it was intended to be flexible. Mr. Schaffer cited the lack of small (5-acre) industrial sites and stated that if "we" want Lodi to be economically sound, "we" must have industry. Mr. Schaffer urged Council's support of the recommendation.

PUBLIC HEARING RE
NO. CLUFF AVE.
(Cont'd.)

c) Mr. L. D. Tonn, 349 Shady Acres, Lodi spoke on the subject of noise and the fact that the Planning Commission just recently considered the adoption of a Noise Element. Mr. Tonn then cited major perceived noise problems in San Joaquin County by complaints received as shown in the San Joaquin County Council of Governments Noise Survey which indicated that industry was not ranked high on the list.

d) Mr. Gene Walton, Attorney at Law, representing Frank Alegre Trucking, Inc. suggested that industrial zoning is the only reasonable zoning for the subject area. Mr. Walton also stated that there is a need for small industrial parcels within the City and urged that "we" not drive industry out of Lodi.

e) Mr. Leo Anagnos, 506 Kensington Way, Lodi also stated that he was in favor of the M-2 zoning and the sale of the 50' buffer and would be agreeable to working out something toward the giving of the additional 50' for the proposed buffer zone.

f) Mr. Spiro Anagnos, 2345 N. Dustin, Acampo stated that he represented his mother whose property is located just north of the Leo Anagnos property and west of the Alegre property. His mother also favors the M-2 zoning and the proposal for the buffer zone as commented to by Mr. Baker and Mr. Leo Anagnos.

g) Mr. Ed DeBenedetti, 444 E. Eden Street, Lodi stated that when he joined with Mr. Vaccarezza in his business venture in the subject area, he understood the area would be zoned industrial. Mr. DeBenedetti stated that he wasn't sure if there would be residential development or not on his property, but right now they are talking about a Club House and a restaurant. Mr. DeBenedetti feels the City has the tools to make this a compatible situation.

The following persons then spoke in opposition to the matter:

a) Mr. Durant Moseley, 29 Rio Vista Drive, Lodi stated that "they" have been trying to fend off industrial encroachment, including a buffer zone. Mr. Moseley stated that he doesn't feel sufficient information was given out by the Planning Department on the matter.

b) Mr. Homer Belt, owner and operator of Casa de Lodi, 56 Camino Real, Lodi talked about noise problems and stated that he felt there was too much noise in the area now without expanding industry; that the best of Lodi is on or near the river and urged that the area not be discredited.

c) Mr. Ed Rolita, 12953 Tokay Colony Road, Lodi spoke of the needs of the people living within the mobilehome park and urged the Council to think of the senior citizens.

PUBLIC HEARING
RE N. CLUFF AVE.
(Cont'd.)

d) Dr. A. E. Mason, resident of Casa de Lodi cited statistics regarding average age of residents of the mobilehome park, average cost of coaches, and cost figures paid by residents to the Department of Motor Vehicles on their coaches, etc.

e) Reverend Richard Lungren, Retired Methodist Minister, 6 Rio Vista Drive, Casa de Lodi, spoke of the "good life" at Casa de Lodi and stated that he didn't see any reason to encroach on a good residential area to bring in "something like this" and concluded by saying that he hoped the Council will help keep the quality of life that is presently known in the mobilehome park.

f) Ms. Ann Cerney, Attorney at Law, representing Casa de Lodi stated that she feels that the Sanitary City Addition EIR shows no compelling reason for addition and that she feels the project would conflict with phasing plan of the City. Ms. Cerney further stated that she doesn't feel the phasing plan should be disrupted, unless there are strong compelling reasons and cited the unnecessary destruction of prime agricultural land.

g) Mrs. Bob Kettleman, 17601 N. Cluff Avenue, Lodi, stated that they are opposed to the proposal, because they feel it is premature. Mrs. Kettleman stated that she feels that the surrounding agricultural area has been harmed and asked that the request of annexation be denied.

h) Mr. Ed Swain, 166 El Centro, Casa de Lodi, expressed his concern for the proposed extension of Turner Road and the traffic problems he contends it will cause.

i) Mr. Willard Robinson, 174 San Marcos, Casa de Lodi feels that industry is the blood of life. Mr. Robinson further stated that the area should be left at C-2 zoning and with that the tranquility of the park can be allowed to remain.

j) Mr. James Boyd, 17429 N. Myrtle, Lodi stated that he didn't like to see the City get into position of having more industrial land than it really needed and further added that he doesn't feel industry should be that close to the river.

k) Mr. Richmond Ferdun, 17611 N. Myrtle, Lodi stated that he feels it is a crime to destroy the beauty of the river with what is being proposed. Mr. Ferdun went on to complain about the Alegre Trucking Company operation.

l) Mrs. James Boyd, 17429 N. Myrtle, Lodi asked about drainage going north to the river and talked about possible pollution of the river and lake.

RECESS

Mayor Pinkerton declared a five-minute recess, and the meeting reconvened at 10:50 p.m.

PUBLIC HEARING
RE NORTH CLUFF
AVE. (Cont'd.)

Minutes of December 13, 1978, continued

Rebuttal followed. Following inquiries by the Council to both the proponents and opponents, it was determined that neither were in agreement with the rezoning proposed by the Lodi City Planning Commission.

City Attorney Mullen suggested the formation of a new zone comparable to a Planned Development zone, to be designated, possibly, as a "Planned Industrial Development" and suggested that both sides give input as to the types of uses to be allowed in this type of zone.

Dr. A. E. Mason commented that the fear of the unknown is the problem and that "we" can live with compromise.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Council discussion followed with questions concerning the matter being posed by the Council to members of the staff, the City Attorney and to persons who had given testimony.

Councilman Hughes then moved that action on this matter be deferred to the regular Council meeting of February 21, 1979 to allow time for representatives of each side to meet and attempt to reach a compromise in this matter.

The motion was seconded by Councilman McCarty and carried by unanimous vote.

There being no further business to come before the Council, Mayor Pinkerton adjourned the meeting at approximately 12:12 a.m.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK